

Oatlands Historic District
Greenhouse
U. S. Rt. 15
Leesburg vicinity
Loudoun County
Virginia

HABS No. VA-949-C

HABS
VA,
54-LEESB,
4C-

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D. C. 20240

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HISTORIC AMERICAN BUILDINGS SURVEY

OATLANDS HISTORIC DISTRICT, GREENHOUSE

HABS No. VA-949-C

Location: U.S. Route 15, Leesburg vicinity, Loudoun County, Virginia

Present Owner: The National Trust for Historic Preservation
1785 Massachusetts Avenue, NW
Washington, D.C. 20036

Present Use: Storage and limited vegetable gardening

Significance: One of the several outbuildings associated with the
Oatlands plantation complex.

ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This dependency is important because of its compositional relationship to the plantation complex. An architectural feature is the extension of the central brick bearing wall as a parapet above the ridge of the two slopes of the gable roof.
2. Condition of fabric: The condition of plaster and brickwork on both interior and exterior is badly deteriorated. In the hot-house section on the south, steel framing is rusted, wood is rotted and much of the glass is either broken or missing.

B. Description of Exterior:

1. Overall dimensions: 43'-2-1/2" x 33'-2". (Excluding the obviously added wool tool shed on the west, this structure is rectangular on an east-west axis).
2. Foundations: Rubble stone.
3. Wall construction, finish, color: Exposed 17-1/2" brick bearing wall building in combination with other material. The north wall is brick, common bond, with headers every sixth course. The central portion of the west wall is rubble stone set between the brick corners and under a brick gable. The south wall is typical hot-house glazed construction framed in steel and wood. The east wall is divided on the axis with brick on the south half and a wooden partition on the north half.
4. Structural system, framing: In addition to the brick bearing walls on the exterior, there is a parallel brick bearing wall down the center of the structure, extending to approximately 10'-6" from the east gable wall. The remainder of the distance is

spanned with a heavy timber lintel supporting the brick ridge parapet above. The parapet extends 6 courses above the pitched roofs. The steel construction of the hot-house bears on a partial brick wall 3'-6" high on the south.

5. Porches, stoops, bulkheads: A small porch with a wooden railing is located at the north end of the east wall. It is approached by stone pavers from the driveway. On the west there is a basement bulkhead constructed of rubble stone with steps and a wooden hatch. On the interior brick wall of the hot-house a wood stoop leads up to the floor of the adjacent room and concrete stairs next to it lead to the basement.
6. Chimneys: Incorporated within the east and west gables are axially placed brick chimneys which terminate the parapet. The chimney on the west is in the poorest condition.
7. Openings:
 - a. Doorways and doors: The entrance door on the east is flush vertical boards set in the wood partition without trim. The door on the north wall is similar, except that the brick reveal is faced with a flat board. The exterior doorway to the hot-house is treated with a wood-bracketed glazed pediment with glazed roof and side-lights. The side-lights and pediment are traceried with wood muntins. The wood door contains four glazed panels over two recessed wood panels.
 - b. Windows and shutters: Windows on the north wall are double-hung with six-over-six, 8" x 10" lights and 1/8" muntins. Moulded wood trim is set in the wall reveal. There are no shutters. Two similar windows are located in the interior bearing wall. There is also a two-light basement window and traces of a similar opening in this wall.
8. Roof:
 - a. Shape, covering: The north slope of the gabled roof is covered with asbestos shingles. The south slope is typical glazed hot-house construction. It should be noted that spaced voids in the parapet wall above the glazed roof indicate former wood joints.
 - b. Cornice: A wood cyma recta moulding forms the cornice at the hot-house. On the north wall the cornice is formed by three corbeled brick courses.

C. Description of Interior:

1. Floor plans: The structure is divided into two longitudinal spaces, with the hot-house on the south and an enclosed space on the north. This space is subdivided at the west end by a wood partition forming a small room. Entrance to this side of the structure is through doors on the east and north. The entrance door to the hot-house is axially placed on the south wall. A wooden partition encloses a small store room in the southeast corner of the enclosed space.
2. Stairways: None.
3. Flooring: The floor of the hot-house is earth. That in the north room is wood. A hinged trap-door is located towards the west.
4. Wall and ceiling finish: The brick bearing walls are plastered on the interior. Wood partitions are tongue-and-grooved, beaded vertical boards. The ceiling in the enclosed room is the exposed open-board floor of a loft above. The loft is framed to suspended joists. The north and south end walls in the hot-house, as well as the east bearing wall, are plastered and painted. These walls are in very poor condition.
5. Doorways and doors: In addition to the doors described on the exterior, the door to the small room on the west is beaded vertical boards. The door to the storage closet is composed of flush boards.
6. Decorative features, hardware: None.
7. Mechanical equipment: There is a water faucet in the hot-house. There is no electricity except for an outdoor floodlight.

PROJECT INFORMATION

This project was undertaken through joint efforts and financing between HABS and the National Trust. Of particular value was the advice and cooperation of E. Blaine Cliver, Historical Architect, and Thomas M. Slade, Architectural Historian, both of the National Trust. This report was prepared by Woodrow W. Wilkins, A.I.A., Supervisory Architect, HABS Oatlands project, during the summer of 1973.